

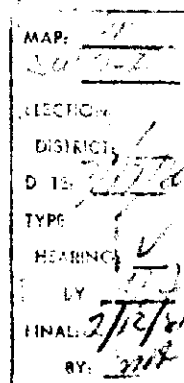
81-53-A 17 PETITION FOR ZONING VARIANCE FROM AREA AND HEIGHT REGULATIONS

TO THE ZONING COMMISSIONER OF BALTIMORE COUNTY:

I, or we, Kenneth H. Hiebler Jr. & Nancy E. Hiebler, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and marked as a part hereof, hereby petition for a Variance from Section 400.1 to permit an accessory structure (swimming pool) to be located in the front yard in lieu of the required rear yard.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

Because there is not enough room in the rear yard.



Property is to be posted and advertised as prescribed by Zoning Regulations, or we agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law For Baltimore County.

DATE October 9, 1980
 ORDERED BY The Zoning Commissioner of Baltimore County, this 22nd day of July, 1980 that the subject matter of this petition be advertised, as required by the Zoning Law of Baltimore County, in two newspapers of general circulation throughout Baltimore County, that property be posted, and that the public hearing be had before the Zoning Commissioner of Baltimore County in Room 106, County Office Building in Towson, Baltimore County, on the 16th day of September, 1980 at 9:30 o'clock A.M.

9/14/80
2:50 PM

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE



PETITION AND SITE PLAN EVALUATION COMMENTS

BALTIMORE COUNTY ZONING PLANS ADVISORY COMMITTEE

September 4, 1980

COUNTY OFFICE BLDG.
111 W. Chesapeake Ave.
Towson, Maryland 21204

Chairman
Nicholas B. Commodari

MEMBERS
Bureau of Engineering
Department of Traffic Engineering
State Road Commission
Bureau of Fire Prevention
Health Department
Project Planning
Building Department
Board of Education
Zoning Administration
Industrial Development

Mr. & Mrs. Kenneth Hiebler, Jr.
503 Valcour Road
Baltimore, Maryland 21228

RE: Item No. 17
Petitioner - Kenneth Hiebler, Jr. et ux
Variance Petition

Dear Mr. & Mrs. Hiebler:

The Zoning Plans Advisory Committee has reviewed the plans submitted with the above referenced petition. The following comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties are made aware of plans or problems with regard to the development plans that may have a bearing on this case. The Director of Planning may file a written report with the Zoning Commissioner with recommendations as to the suitability of the requested zoning.

Enclosed are all comments submitted to this office from the committee members at this time. The remaining members felt that no comment was warranted. This petition was accepted for filing on the date of the enclosed certificate and a hearing scheduled accordingly.

Very truly yours,

Nicholas B. Commodari
NICHOLAS B. COMMODARI
Chairman
Zoning Plans Advisory Committee

ENC: bsc

Enclosures



BALTIMORE COUNTY
DEPARTMENT OF PUBLIC WORKS
TOWSON, MARYLAND 21204

HARRY J. PISTEL, P.E.
DIRECTOR

September 8, 1980

Mr. William E. Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

RE: Item #17 (1980-1981)
Property Owner: Kenneth H. & Nancy E. Hiebler, Jr.
E/S Valcour Rd. 81.88' N. of Wooddale Rd.
Acres: 100 x 120 District: 1st

Dear Mr. Hammond:

The following comments are furnished in regard to the plat submitted to this office for review by the Zoning Advisory Committee in connection with the subject item.

General:

This property comprises Lots 41 through 45, Block 15, of the recorded plat of "Catonsville Heights", W.P.C. 6, Folio 178, and an additional parcel of land easterly thereof.

Highways:

Valcour Road (formerly Virginia Place), an existing public road, is proposed to be improved in the future as a 30-foot closed section roadway on a 50-foot right-of-way. Highway right-of-way widening, including any necessary revertible easements for slopes, will be required in connection with any grading or building permit application.

Sediment Control:

Development of this property through stripping, grading and stabilization could result in a sediment pollution problem, damaging private and public holdings downstream of the property. A grading permit is, therefore, necessary for all grading, including the stripping of top soil.

Storm Drains:

The Petitioner must provide necessary drainage facilities (temporary or permanent) to prevent creating any nuisances or damages to adjacent properties, especially by the concentration of surface waters. Correction of any problem which may result, due to improper grading or improper installation of drainage facilities, would be the full responsibility of the Petitioner.

Item #17 (1980-1981)
Property Owner: Kenneth H. & Nancy E. Hiebler, Jr.
Page 2
September 8, 1980

Water and Sanitary Sewer:

Public 6-inch water main and 8-inch public sanitary sewerage exist in Valcour Road.

The nearest fire hydrant is located northeasterly from this property, on Ingleside Avenue.

Very truly yours,

Ellsworth N. Diver, P.E.
ELLSWORTH N. DIVER, P.E.
Chief, Bureau of Engineering

END: EAM:FWR:SS

cc: J. Wimbley
W. Munchel

H-NE Key Sheet
6 & 7 SW 23 Pos. Sheets
SW 2 P Topo
101 Tax Map



BALTIMORE COUNTY
OFFICE OF PLANNING & ZONING
TOWSON, MARYLAND 21204
494-3211

JOHN D. SEYFFERT
DIRECTOR

August 25, 1980

Mr. William Hammond, Zoning Commissioner
Zoning Advisory Committee
Office of Planning and Zoning
Baltimore County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #17, Zoning Advisory Committee Meeting, July 22, 1980, are as follows:

Property Owner: Kenneth H. and Nancy E. Hiebler Jr.
Location: E/S Valcour Road 81.88' N. of Wooddale Road
Acres: 100 x 120
District: 1st

This office has reviewed the subject petition and offers the following comments. These comments are not intended to indicate the appropriateness of the zoning in question, but are to assure that all parties are made aware of plans or problems with regard to development plans that may have a bearing on this petition.

This plan has been reviewed and there are no site-planning factors requiring comment.

Very truly yours,

John L. Wimbley
John L. Wimbley
Planner III
Current Planning and Development



Baltimore County
Department of Traffic Engineering
TOWSON, MARYLAND 21204
1001-454 3150

STEPHEN E. COLLINS
DIRECTOR

August 11, 1980

Mr. William Hammond
Zoning Commissioner
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

The Department of Traffic Engineering by no comments on Items 15, 16, 17, and 18 of the Zoning Advisory Committee Meeting of July 22, 1980.

Very truly yours,

Michael S. Flanigan
Michael S. Flanigan
Engineer Associate II

MSF/hmd



BALTIMORE COUNTY
DEPARTMENT OF HEALTH
TOWSON, MARYLAND 21204

DONALD J. ROOP, M.D., M.P.H.
DEPUTY STATE & COUNTY HEALTH OFFICER

July 27, 1980

Mr. William P. Hammond, Zoning Commissioner
Office of Planning and Zoning
County Office Building
Towson, Maryland 21204

Dear Mr. Hammond:

Comments on Item #17, Zoning Advisory Committee Meeting of July 22, 1980, are as follows:

| | |
|------------------|---|
| Property Owner: | Kenneth H. & Nancy E. Hiebler Jr. |
| Location: | E/S Valcour Road 81.88' N. of Wooddale Road |
| Existing Zoning: | D.R. 5.5 |
| Proposed Zoning: | Variance to permit an accessory structure (swimming pool) to be located in the side yard instead of the required rear yard. |
| Acres: | 100 X 120 |
| District: | 1st |

Metropolitan water and sewer exist, therefore, no health hazards are anticipated.

Very truly yours,

San J. Forest
San J. Forest, Director
BUREAU OF ENVIRONMENTAL SERVICES

13F/mw

